



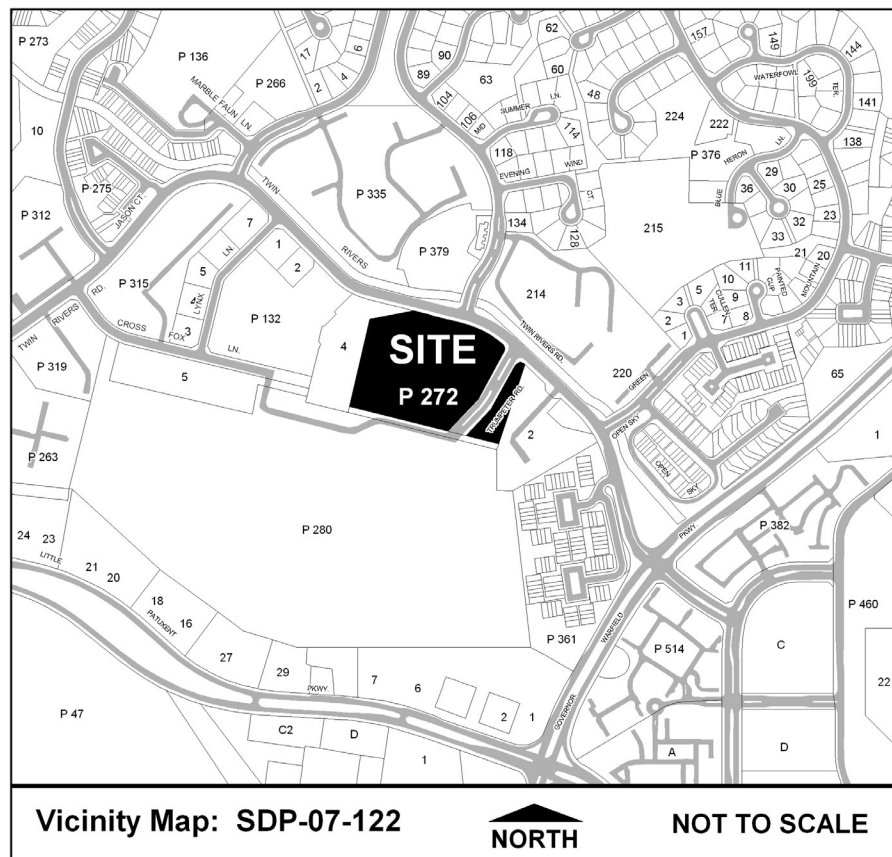
**TECHNICAL STAFF REPORT**  
**“Wilde Lake Interfaith Center”**  
**Planning Board Meeting of May 22, 2008**

**Case No./Petitioner:** SDP-07-122: Wilde Lake Interfaith Religious Center, Inc. & St. Johns United Church, Inc.

**Subject:** Wilde Lake Interfaith Center

**Request:** For approval of a Site Development Plan on proposed Lot 5-A for the construction of a new 50.5 foot tall, 13,953 square foot worship center (in connection with the existing worship center to be located on proposed Lot 5-B) with associated on-site and off-site shared parking on 0.787 acres of land zoned New Town (NT) in accordance with Final Development Plan 76-A-III (FDP-76-A-III).

**Location:** The subject site is identified as “Village of Wilde Lake, Section 10, Area 4” on Tax Maps 29 and 30, Grids 24 and 19, Parcel 272, Lot 5 and is located at the intersection of Twin Rivers Road and Trumpeter Road in the 5<sup>th</sup> Election District of Howard County. In accordance with FDP-76-A-III, the site is zoned New Town, Open Space.



**Vicinal Properties:     SEE MAP ON PAGE 1**

The subject property is identified as Tax Maps 29 & 30, Grids 19 & 24, Parcel 272, Lot 5 (future Lots 5-A & 5-B). To the **West** of the subject property is Lot 4, Section 4 of Village Center of the Columbia Village of Wilde Lake subdivision (a commercial use). To the **North** is Twin Rivers Road a public, minor collector, owned and maintained by Howard County. To the **East** is Trumpeter Road, a local road, owned and maintained by Howard County. To the **South** is Wilde Lake High School.

**Site History:**    FDP-76-A-III: Recorded July 27, 2007 (Plat Book No. 19270-19272)  
                         FDP-76-A-II: Recorded March 2, 1999 (Plat Book No. 3054-A, FOLIO 1749-1751)  
                         FDP-76-A-I: Recorded July 8, 1994 (Plat Book No. 3054-A, FOLIO 1396-1398)  
                         FDP-76-A: Recorded July 21, 1970 (Plat Book No. 19, FOLIO 151-153)

**General Comments:**

**Site Improvements:** There are two congregations (St. John's United Methodist-Presbyterian and St. John's Roman Catholic) that currently utilize the one existing building on existing Lot 5. The SDP proposes the construction of a new religious facility measuring 50.5 feet tall and consisting of 13,953 square feet of floor area to be placed on a new Lot 5-A (0.787 acres in size), with a maximum of 350 seats. The existing building will house a maximum of 1,000 seats and would remain on new Lot 5-B (6.783 acres in size). The area of plan submission is 7.57 acres, with 1.40 acres proposed to be disturbed. A total of 332 parking spaces are proposed within the parking lot shared by both churches on Lot 5-B and an additional 186 parking spaces would be provided at the offsite location of Wilde Lake High School. Expansion of the facility will allow each congregation to have their own building for worship. Additional buildings may be proposed in the future based on need and occupancy. A subdivision plat, F-07-198 which subdivides existing Lot 5 into Lots 5-A and 5-B has been approved but not yet recorded.

In accordance with FDP-76-A-III, a religious facility is permitted by right in the "Open Space Land Use Areas".

**Environmental Concerns:** There are no wetlands, wetland buffers, streams, stream buffers, steep slopes or floodplain on site.

**Forest Conservation:** This property is exempt from forest conservation requirements because the property is zoned NT and has preliminary approval prior to 12-31-92 per Section 16.1202(b)(1)(iv). There is no forest currently existing on site.

**Stormwater Management:** This project is considered a "redevelopment" project because the site has been previously mass graded.

**Landscaping:** The Landscape Plan for this project complies with the Howard County Landscape Manual and Section 16.124 of the Howard County Code. The applicant will provide landscaping adjacent to Twin Rivers Road and Trumpeter Road, around the building and within the new parking

Area adjacent to the building. Surety for all required landscaping will be provided with a developer's agreement.

**Coverage Requirements:** Total building (existing and proposed) coverage for this site is 13.5%. Per FDP-76-A-III, no more than 25% of the land devoted to open space land uses in the aggregate may be covered by buildings or major structures except in accordance with a SDP as approved by the Howard County Planning Board. There are no other buildings within the confines of FDP-76-A-III.

**Height Requirements:** In accordance with FDP-76-A-III, there are no height limitations imposed upon structures constructed within the open space land use areas provided such improvements are constructed in accordance with a Site Development Plan approved by the Planning Board. The proposed height of the church building is 50.5 feet measured to the highest peak of the proposed building.

**Applicable Setback Requirements:**

The following setbacks are required per FDP-76-A-III for Open Space Land Use Areas:

- 30' structure setback from the right-of-way of any public street, road or highway, except that structures may be constructed at any location within the setback area if construction is in accordance with a Site Development Plan approved by the Planning Board.
- 25' structure setback from any property line except that structures may be constructed at any location within the setback area if construction is in accordance with a Site Development Plan approved by the Planning Board.
- Structures within Open Space Land Use Areas shall not be subject to setbacks from internal lot lines.

**This proposal respects all required setbacks.**

**Parking Requirements:**

- Per FDP-76-A-III, 1 space per 3 seats in the worship spaces "shall be provided within 650 feet of the entrance to such buildings, except in accordance with a Site Development Plan approved by the Howard County Planning Board". In the event that parking is within 650' of the building entrance, but is not located on the same property as the building, a cross parking agreement with the adjacent property shall be recorded in the Howard County Land Records. Per the Site Development Plan a maximum of 1,350 seats are proposed in the existing and proposed structures, requiring a total of 450 parking spaces. A total of 332 on-site parking spaces (Lot 5-B) are proposed, including 27 handicap spaces. An additional 186 parking spaces would be made available at the adjacent Wilde Lake High School. A cross parking agreement between the school and the Interfaith Center and a cross parking agreement between the two congregations are proposed and will be recorded prior to signature approval of this plan.

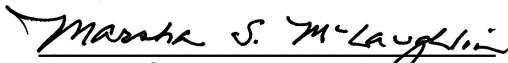
The agreement between the Interfaith Center and the high school is proposed for a period of 10 years (to January 1, 2018). Within the agreement, under Section 6, renewal of the terms and conditions of the same may be requested by either party prior to the termination date and that the

other party may not unreasonably withhold its consent to renew. In addition, the consultant for the Interfaith Center points out that the Interfaith Center and the Howard County Public School System (HCPSS) have “enjoyed a mutually advantageous relationship with regard to shared parking since the Wilde Lake High School was built almost 40 years ago”.

**SRC Action:** By letter dated April 16, 2008, the Subdivision Review Committee (SRC) determined this plan may be approved, subject to the compliance with comments issued by the Division of Land Development and approval by the Planning Board. **This file is available for public review at the Department of Planning and Zoning’s public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.**

**Recommendation:** The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the remaining SRC agency comments (minor drafting changes) issued for SDP-07-122 and the following conditions:

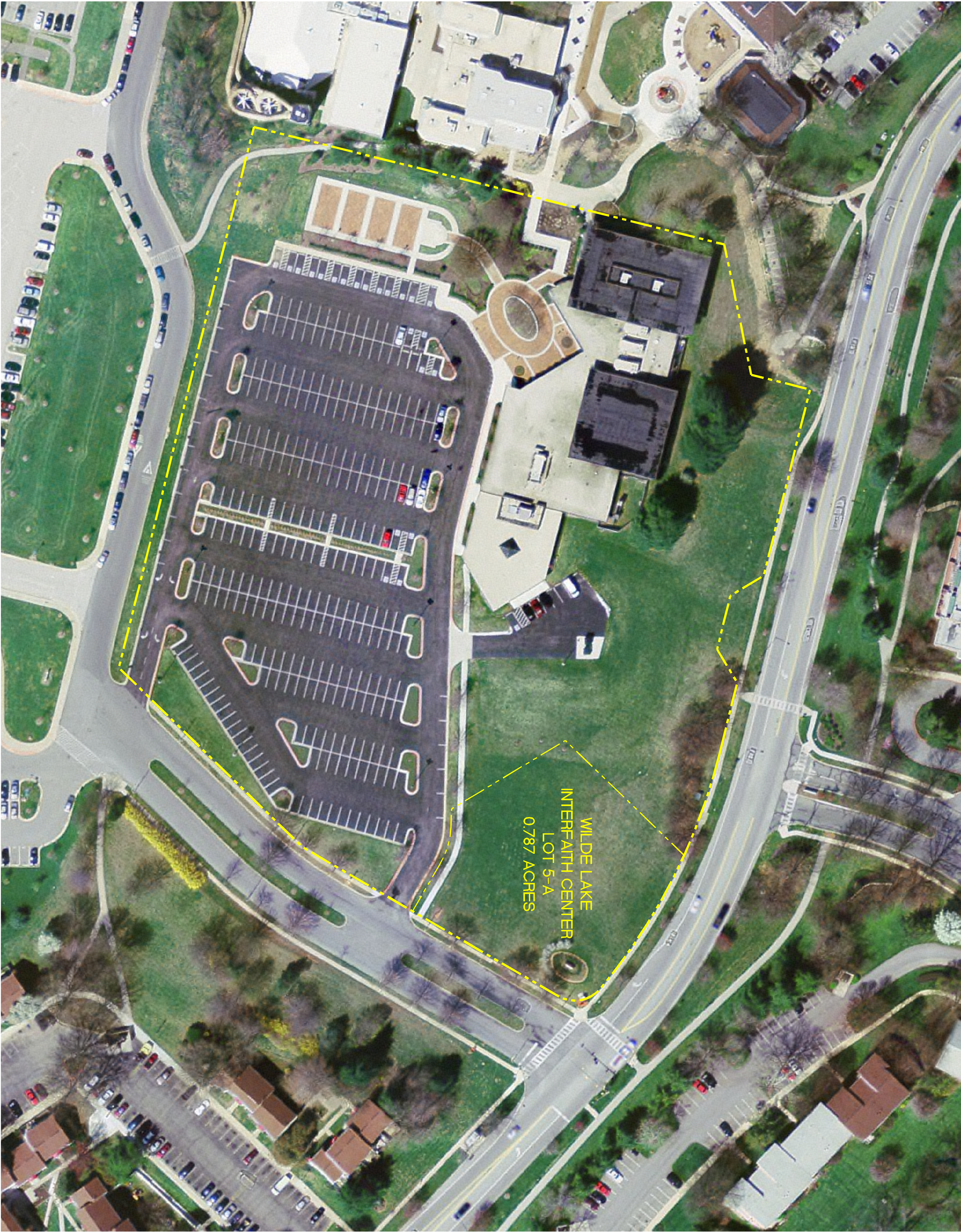
1. A shared parking and driveway agreement between St. John’s United Methodist-Presbyterian and St. John’s Roman Catholic for the shared use of the existing Wilde Lake Interfaith Center parking lot be recorded in the Howard County land records prior to final signature of the SDP.
2. A shared parking agreement between the Interfaith Center and the Howard County Board of Education for the shared use of the existing, adjacent Wilde Lake High School parking lot be recorded in the Howard County land records prior to final signature of the SDP.

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

05/12/08

Date





DATE	NO.	REVISION	
OWNER		WILDELAKE, INTERFAITH RELIGIOUS CENTER, INC.	
		ATTN: RICHARD PARKER	
		10431 TWIN RIVERS ROAD	
		COLUMBIA, MD 21044	
		410.446.3264	
DEVELOPER		ST. JOHN'S UNITED CHURCH, INC.	
		ATTN: RICHARD PARKER	
		10431 TWIN RIVERS ROAD	
		COLUMBIA, MD 21044	
		410.446.3264	
PROJECT		WILDE LAKE INTERFAITH CENTER	
		BUILDING ADDITION	
AREA		TAX MAP 29 & 30	
ZONING: NT		PARCEL 272 LOTS 5-A & 5-B	
		5TH ELECTION DISTRICT, PLAT REF: F-07-198	
		HOWARD COUNTY, MARYLAND	
TITLE	AERIAL EXHIBIT		
Patton Harris Rust & Associates			
Engineers, Surveyors, Planners, Landscape Architects.			
8818 Centre Park Drive			
T 410.997.8900			
F 410.997.9282			
PPRA			
DATE			
DESIGNED BY : JSN			
DRAWN BY: JSN			
PROJECT NO : 14465-T-0			
PROJECT NO : C400A001			
DATE : APRIL 23, 2008			
SCALE : 1"=40'			
DRAWING NO. 1 OF 1			



